

# STATEMENT OF INFORMATION

2 NIKOLAOS STREET, SMYTHES CREEK, VIC 3351

PREPARED BY CATHARINA HARTZHEIM, PRDNATIONWIDE BALLARAT



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 NIKOLAOS STREET, SMYTHES CREEK,**  **3**  **2**  **2**

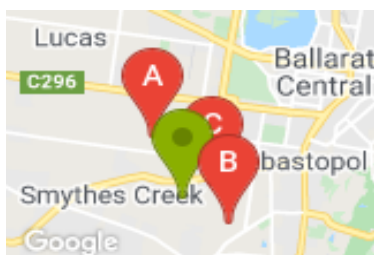
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$459,500**

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**SMYTHES CREEK, VIC, 3351**

Suburb Median Sale Price (House)

**\$731,000**

01 April 2020 to 31 March 2021

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**60 ELEGANTE RD, WINTER VALLEY, VIC 3358**  **3**  **2**  **2**

Sale Price

**\*\*\$485,000**

Sale Date: 17/05/2021

Distance from Property: 1.9km



**13 SETTLERS DR, BONSHAW, VIC 3352**  **3**  **2**  **2**

Sale Price

**\$480,000**

Sale Date: 08/03/2021

Distance from Property: 1.4km



**30 NEWAY AVE, DELACOMBE, VIC 3356**  **3**  **2**  **2**

Sale Price

**\$480,000**

Sale Date: 13/01/2021

Distance from Property: 899m



This report has been compiled on 28/05/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2 NIKOLAOS STREET, SMYTHES CREEK, VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$459,500

### Median sale price

Median price

\$731,000

Property type

House

Suburb

SMYTHES CREEK

Period

01 April 2020 to 31 March 2021

Source



### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

60 ELEGANTE RD, WINTER VALLEY, VIC 3358	**\$485,000	17/05/2021
13 SETTLERS DR, BONSHAW, VIC 3352	\$480,000	08/03/2021
30 NEWAY AVE, DELACOMBE, VIC 3356	\$480,000	13/01/2021

This Statement of Information was prepared on:

28/05/2021